

## **SEC. 10-1.1800 LIGHT MANUFACTURING, PLANNING/RESEARCH AND DEVELOPMENT DISTRICT (LM)**

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### **SEC. 10-1.1805 PURPOSE.**

The LM District is intended to provide for limited manufacturing and other light industrial uses within the Industrial Corridor that are compatible with business parks and adjacent residential areas.

### **SEC. 10-1.1810 SUBDISTRICTS.**

None.

### **SEC. 10-1.1815 USES PERMITTED.**

- a. **Primary Uses.** The following uses, or uses determined to be similar by the Planning Director, are permitted in the LM District as primary uses.
  - (1) **Light Manufacturing Uses.**
    - (a) Manufacturing and assembly of clothing.
    - (b) Manufacturing and assembly of televisions and radios, including parts and components.
    - (c) Assembly of electrical appliances such as lighting fixtures, irons, fans, toasters and electric toys, but not including refrigerators, washing machines, dryers, dishwashers and similar home appliances.
    - (d) Assembly of electric appliances such as radio and television receivers, phonographs and home motion picture equipment, but not including electrical machinery.
    - (e) General office uses (including computer centers), when ancillary to another use listed in this subsection, where an office user shall have less than 2,000 square feet of usable space.
    - (f) Publishing facilities.

- (g) Light manufacturing support and service facilities to include activities limited to the servicing of products produced on the parcel or servicing of businesses on the parcel, such as: repair and maintenance of appliances or component parts, tooling; printers, testing shops, small machine shops, copying, and photo engraving.
- (h) Sales at wholesale manufacturers' representatives and sales office, or sales to the ultimate consumer of products made to the customer's orders.
- (i) Engineering, drafting and design facilities, when ancillary to another use listed in this subsection.
- (j) Manufacturing and assembly of business machines, including electronic data processing equipment, accounting machines, calculators and related equipment. Manufacturing and assembly of electrical supplies, such as coils, condensers, crystal holders, insulation, lamps, switches and wire cable assembly, provided no noxious or offensive fumes or odors are produced.
- (k) Manufacturing of scientific, medical, dental and drafting instruments, orthopedic and medical appliances, optical goods, watches and clocks, electronics equipment, precision instruments, musical instruments and cameras and photographic equipment except film.

(2) Other Uses.

Public agency facilities.

- b. Secondary Uses. The following uses are permitted as secondary or subordinate uses to the uses permitted in the LM District:

None.

**SEC. 10-1.1820 CONDITIONALLY PERMITTED USES.**

- a. Administrative Uses. The following uses are permitted in the LM District subject to approval of an administrative use permit:

(1) Light Manufacturing Uses.

- (a) Laboratories, including commercial, testing, research, experimental or other laboratories, including pilot plants.
- (b) Printing, lithography and engraving.
- (c) Research and development facilities and such facilities which require area available for laboratories to execute product development. Any research and development use may be operated in conjunction with any allowed light manufacturing use or office use.
- (d) Uses typically associated with research and development and light manufacturing for the electronics and semiconductor industries.
- (e) Manufacturing or combining processes of pharmaceutical products, provided no noxious or offensive fumes or odors are produced.
- (f) Manufacturing or combining processes of biological products, provided no noxious or offensive fumes or odors are produced.

- (g) Manufacturing and assembly of computer hardware and software, communications, testing equipment, and electronics equipment.

- (2) Other Uses.  
None.

- b. **Conditional Uses.** The following uses are permitted in the LM District subject to approval of a conditional use permit:

- (1) Major or minor open storage.
- (2) Recreational vehicle storage facility.
- (3) Public storage facilities.

**SEC. 10-1.1825 LOT REQUIREMENTS.**

- a. Minimum Lot Size: 10,000 square feet.
- b. Minimum Lot Frontage: 35 feet.
- c. Minimum Average Lot Width: 70 feet.
- d. Maximum Lot Coverage: 40 percent.
- e. Minimum Average Lot Depth: 250 feet.
- f. Special Lot Requirements and Exceptions: See General Regulations Section 10-1.2720.

**SEC. 10-1.1830 YARD REQUIREMENTS.**

- a. Minimum Front Yard: 20 feet.
- b. Minimum Side Street Yard: 10 feet.
- c. Minimum Side Yard: None.
- d. Minimum Rear Yard: None.
- e. Special Side and Rear Yard Provision for manufacturing and storage buildings and uses:
  - (1) 20 feet where abutting an A, OS, R, MH, C, or residential PD zoning district.
  - (2) Greater setbacks where required by the Uniform Building Code as adopted by the City.
- f. Special Yard Requirements and Exceptions: See General Regulations Section 10-1.2725.

**SEC. 10-1.1835 HEIGHT LIMIT.**

- a. Maximum Height Permitted: 40 feet.
- b. Maximum Accessory Building Height: 40 feet.
- c. Maximum Height for Fences/Hedges/Walls:
  - (1) Front and Side Street Yard: 4 feet.
  - (2) Side and Rear Yard: 8 feet.(Also see Section 10-1.1645(i) for additional standards.)
- d. Special Height Requirements and Exceptions: See General Regulations Section 10-1.2730.

**SEC. 10-1.1840 SITE PLAN REVIEW REQUIRED.**

Site Plan Review approval is required before issuance of any building, grading, or construction permit within this district only if the Planning Director determines that a project material alters the appearance and character of the property or area or may be incompatible with City policies, standards, guidelines and Neighborhood Plans. Site Plan Review approval may also be required for fences (i.e., such as anodized gray chain link fences along corridor streets) in certain circumstances.

**SEC. 10-1.1845 MINIMUM DESIGN AND PERFORMANCE STANDARDS.**

This Section establishes design and performance standards that shall apply to the construction of commercial manufacturing and storage buildings and uses in the LM District.

**South of Route 92 Area.**

The development of LM zoned properties in the South of Route 92 planning area are also subject to the provisions of the South of Route 92/Oliver & Weber Properties Specific Plan and the Development Guidelines for the South of Route 92 Oliver/Weber properties.

**Manufacturing and Storage Buildings and Uses.**

For manufacturing and storage buildings and uses, refer to the Minimum Design and Performance Standards contained in the I District.